

# **SUPERB DOCUMENT**

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**HOUSING**

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**A Collection of Facts and Statistics  
Assembled in the Course of a Study  
by a Committee of the  
League of Women Voters  
of the Pasadena Area**

22243

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of

HOUSING

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ALL YOU EVER WANTED TO KNOW ABOUT HOUSING  
BUT WERE AFRAID TO ASK

## TABLE OF CONTENTS

Page	1	Glossary of terms and the alphabet soup of housing
	5	The League and Housing, Support Positions
	8	Characteristics of Pasadena's Population
	10	Housing in Pasadena
	11	Loan Programs
	14	Housing Assistance plans/Fair Share housing
	19	Pasadena Housing and the PRA

\*Author's Note - 1979-

This document is not an official League of Women Voters Publication. The League is not responsible for its contents, spelling, punctuation or mimeographing.

These fact sheets represent facts gathered by a lay-person during a journey through the complicated, confused and difficult to understand books, folders, reports, documents, brochures, summaries, preliminary drafts, updated drafts, revised draft papers, evaluations and newspaper articles which have been recently written on HOUSING. Sometimes the source of statistics is not given. I failed to note the source at the time of first reading and ran out of time trying to relocate it so please read it for what it is worth. Most of its content is accurate, and all of it should be interesting if you are concerned about HOUSING, Pasadena, and the surrounding areas.

\*Author's Note - 1980-

This is a 1 year update of the Housing Document published in February, 1979. On some of the subjects, there were no more recent statistics than were available last year. More recent comprehensive and accurate figures will be available after the 1980 Census.

Carmen: Combs  
Housing Director





# LEGEND

## GEOGRAPHIC TARGET AREAS FOR CDBG PROJECT ACTIVITIES



CDBG Target Area

1. Villa Parke Neighborhood Strategy Area

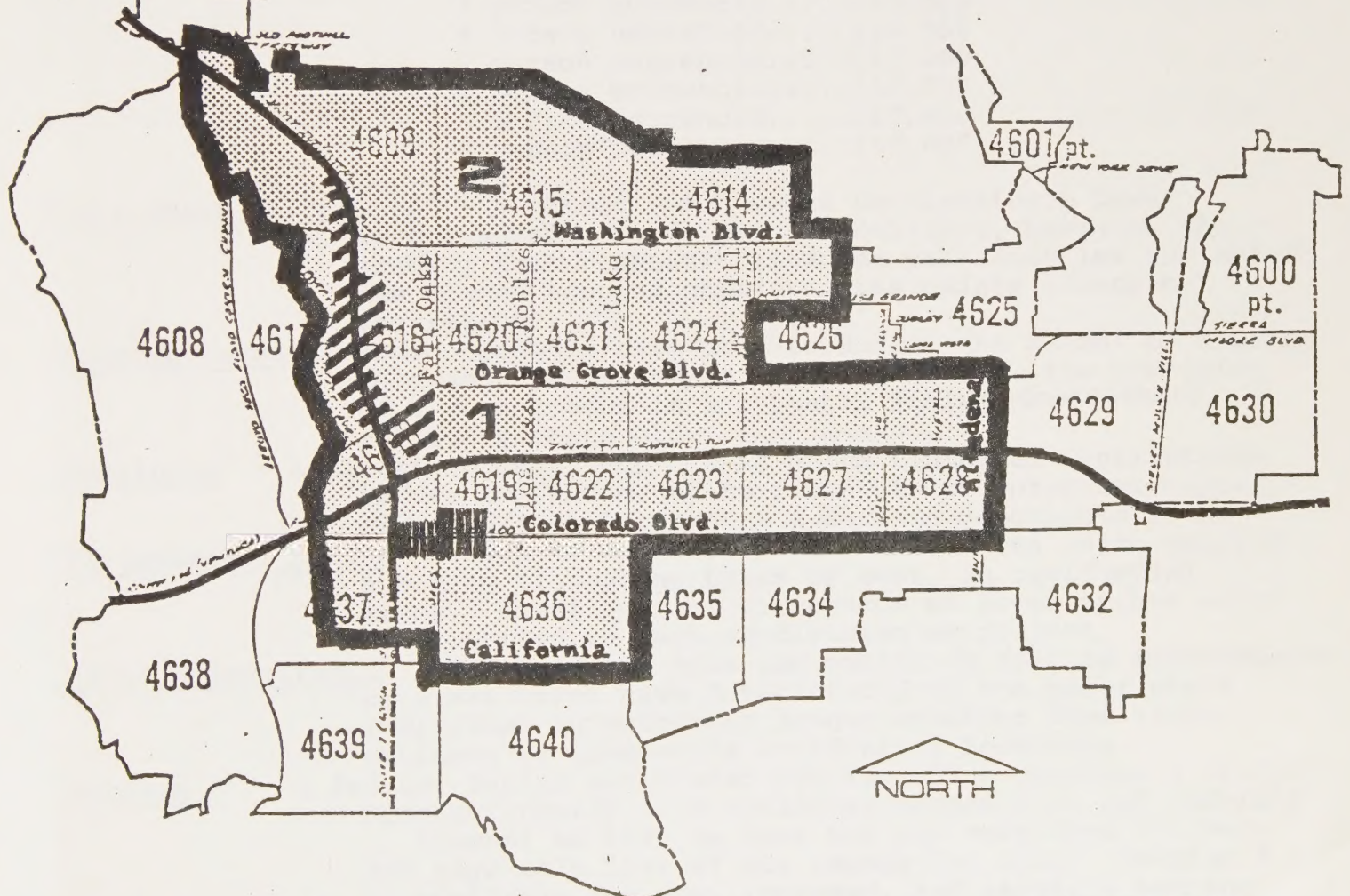
2. NHS Neighborhood Strategy Area

3. West Colorado Boulevard

4. Lincoln/Fair Oaks Area

5. CDBG Target Area Outside NSA's

6. Outside CDBG Target Area





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## SOME WORDS AND PHRASES USED IN HOUSING

Many of these words and phrases have various meanings depending by whom and in what context they are used.

"Median Income" - is a figure determined by the area (L.A. County) announced by SCAG and forms the basis for establishing eligibility for government funded assistance programs. (The 1980 figure is \$18,800 for a family of four.)

"Very Low Income" (1980) - An income adjusted for family size which does not exceed 50% of the median. (0-\$9,400 for a family of four)

"Low and Moderate Income" (1980) An income adjusted for family size which does not exceed 80% of the median (\$9,400-\$15,050 for a family of four)

This level of income adjusted for family size determines the eligibility for HUD programs.

"Middle Income" (1980) - An income adjusted for family size which does not exceed 120% of the Median (\$22,560) for a family of four) This level of income adjusted to family size determines the eligibility for certain State funded programs (CHFA)

### Income Limits for HUD Programs

1 person household.....	\$10,550
2 person household.....	\$12,050
3 person household.....	\$13,550
4 person household.....	\$15,050
5 person household.....	\$16,000
6 person household.....	\$16,900
7 person household.....	\$17,850
8 person household.....	\$18,800

"Fair Share Allocation" - A method which seeks to distribute lower - income housing needs among localities, based on the premise that responsibility for providing low and moderate income housing opportunities exists throughout the region.

"Housing Needs" - socio-economic term used to define the amount of housing necessary to satisfy a social goal e.g. the provision of a decent home in a suitable living environment for every household.

"Redlining" - A discriminatory practice in which financial institutions refuse to lend money to residents or potential buyers of properties located in a certain geographic area.

"Inclusionary Zoning" - Used to describe zoning ordinances which mandate a mixing of housing types by cost, in residential areas. Usually a set percentage of lower income units are required in each subdivision or project.

Urban Reinvestment - Bringing new jobs and public or private improvements to areas which have deteriorated to the point where individual investors no longer consider them viable business or acceptable residential locations.

"Section 8" - A federal rental assistance program which provides a direct housing subsidy to a qualified tenant (low and moderate income) so that he does not pay more than 25% (very low pays only 15%) of his income for rent. Section 8 is available for new, improved, and existing housing units.



"Community Development Block Grant" - (CDBG) This program gives cities Federal Funds to meet their housing and community development needs. The funds must be used either to (1) benefit low and moderate income persons, (2) to help eliminate slums and blight or (3) to meet an urgent need (such a recovery from a disaster) . The program was established by Congress in the Housing and Community Development Act of 1974 (Amended in 1977)

"CDBG Target Area" - That area of the City determined to be eligible for CDBG funded project activities. Eligibility is based on the median family income of a particular geographic area being at or below 80% of the median family income of the whole area. (city-county)

"Neighborhood Strategy Area" - (NSA) An area within the CDBG target area where a concentrated and coordinated application of resources can result in visible improvement within a reasonable time. Areas so designated are eligible for public service activity (crime prevention, child care, physical development activities etc.)

"Housing Assistance Plan" (HAP) The HAP describes how the City intends to fulfill the needs of those residents requiring housing assistance. It contains a description of housing conditions, housing assistance needs, housing Goals to address these needs and the action to be undertaken to achieve these goals.

"Comprehensive Employment Training Act (CETA)" - Enacted in 1973 and funded by the Department of Labor. Provides for Job training, work experiences and classroom type of training for the economically disadvantaged.

"Density Bonus" - Permitting greater density than the zoning restrictions as an incentive to a developer.

"Land write-down" - A City may sell land it owns or can acquire at a reduced price to developer as an incentive.

"Capitol Improvements" - A City may assume the expense of Capitol improvements, such as Street light, sidewalks, curbs, sewers etc. as an incentive to a developer.

"Parking restrictions" - The City now requires 1.5 parking spaces for apartments and condominiums. The City might lessen these requirements as an incentive to a developer to build a percentage of his units or a condominium converted to reserve part of his units for elderly and for low and moderate income households, whose need for parking is less than other households.

"Eminent Domain" - The right of the State to appropriate property for public use, upon making reasonable compensation.

"Use of funds to benefit low income persons." - This requirement is met when 51% of the recipients of the program are low income persons, i.e. making less than 80% of the median income.

"Families in need of assistance" - as used by SCAG

Households for whom housing is not available at monthly payments which do not exceed 30% of the family's gross income, or families living in crowded, unsanitary or substandard housing.

"Households" - All persons occupying a single dwelling unit.



"Substandard Housing" - as used by SCAG

Housing in violation of State or Local Health, Safety or Building Codes and not brought up to standard after 6 months notice of violation.

"Housing Unit" - A residential unit considered to be real property under State law which cannot be moved without doing considerable damage.

"Elderly" - A person is elderly at age 62 to qualify for the Sec. 8 program. A person is elderly at the age of 65 to qualify for the Social Security Supplement program.

"Over-crowded Housing" - as used by SCAG

A housing unit with 1.01 persons or more per room.

"Large Family" - as used by SCAG or in Housing Assistance Plan

A Family of 5 or more persons.

"No Vacancy Rate" - A rating given to a city when 3% or less of the meters are idle.

"Non Market Rate Households" - Those families which do not have the financial capability to meet their housing needs without sacrificing other essential needs.

"General Plan" - State Law requires each City to have a General Plan which is reviewed annually. It is a policy statement which represents the official statement of the City regarding the development needed to achieve its physical, economic, social and environmental goals. The drafting is the responsibility of the Planning Commission. It must be approved by the City Directors.

"Housing Element" - This is a required provision of the General Plan which must make adequate provision for the housing needs of all economic segments of the community, including the regional needs as well as those of the local residents. ("Fair Share")

#### THE ALPHABET SOUP OF HOUSING

Acc - Annual Contribution Calendar

APO - Area Planning Organization (regional)

CDBG - Community Block Grant Funds (federal)

CETA - Comprehensive Employment and Training Act (federal)

CIP - Capitol Improvements Program

CHFA - California Housing Finance Agency

CRA - Community Reinvestment Act

CRA - Community Redevelopment Agency

EDA - Economic Development Administration

EOP - Equal opportunities Plan

EIR - Economic Impact Report

FEPC - Fair Employment Practice Commission (state)

FHA - Federal Housing Administration

FNMA - Federal National Mortgage Association

GFC - Gross Family Contribution

HAP - Housing Assistance Plan

HCD - Housing and Community Development (state and local depts.)

HMDA - Home Mortgage Disclosure Act (state)

HFDA - Housing Finance and Development Agency (state)

HOP - Housing Opportunities Plan

HUD - Housing and Urban Development Agency (federal)

LWV - League of Women Voters

MASH - Maintenance Assistance Service to Homeowners



NACP - National Association of Colored People  
NHS - Neighborhood Housing Service (local)  
NOD - Neighborhood Organizing Program  
NOFA - Notice of Funding Available  
NSA - Neighborhood Strategy Area (local)  
OEDP - Overall Economic Development Program  
OIP - Occupancy Inspection Program  
OMP - Office of Management and Budget  
OPR - Office of Planning and Research (state)  
PHA - Public Housing Agency  
PRA - Pasadena Redevelopment Agency  
PCSC - Pasadena Community Services Commission  
RAC - Resource Allocations Commission (local)  
RHAM - Regional Housing Allocation Model  
SCAG - Southern California Association of Governments (regional)  
SMSA - Standard Metropolitan Statistical Area  
SSI - Supplemental Security Income (federal)  
UDAG - Urban Development Assistance Grant  
URA - Uniform Relocation Assistance  
URTF - Urban Reinvestment Task Force  
VA - Veterans Administration (federal)

Glossary of Housing Definitions contd.

"Impacted Area" - That part of a city where more than 50% of the population is of a minority race.

"Target Area" - That part of a city which is eligible for assistance because the median family income is at or below 80% of the County level.

"Expected to Reside" - Those persons in the housing market area who cannot find housing for less than 25% of their income. These persons include the elderly or handicapped, persons who are employed in the city or market area, persons who may be employed in the city if affordable housing were available.



## THE LEAGUE OF WOMEN VOTERS AND HOUSING

### At the National Level

Housing is one of the divisions of the program under Human Resources. The National League has a dual commitment, i.e. (1) to work for Fair Housing (2) to work for the expansion of the housing supply for low income families at all levels of government.

#### Legislative Activity FY 1980 - (July 1 1979 - 1980)

1. Supported legislation (HR 2549-S 506) to amend and strengthen the Fair Housing act. At present the act forbids discrimination in housing because of race, creed or sex. Its enforcement is left to the courts. These amendments would give administrative powers to HUD to enforce the act, and extend its protection to the disabled and handicapped.

\*Status - The Bills are bottled up in the Judiciary Committees of the Senate and House. Jan. '79

2. Opposed legislation which sought to make the purposes of the CDBG program co-equal. This would have changed the present legislation which provides that these funds shall principally benefit lower income persons.

A.\* Results: The Conference Committee of the Senate and House agreed on a compromise, i.e. an application for funding cannot be disapproved for giving more weight to one of the primary purposes of the act rather than to another unless the head of HUD determines the activity is plainly inappropriate.

3. Supported the adoption of a strong regulation that 75% of CDBG funds must benefit low income persons.

A.\* Results: The regulations were weakened; the 75% criterion was not spelled out; Local Leagues are advised to monitor CDBG funds diligently to assure the intent of the program is carried out.

4. The League opposed legislation to limit the "expected to reside" category in housing assistance plans (Fair Share) to employment-related factors only.

A.\* Results: "expected to reside" category now includes lower income persons employed or expected to be employed in the community, elderly people who expect to reside there, and persons identified in the Housing opportunity plans as being unable to find affordable housing.

5. League opposed expanding the criteria to permit cities not "in distress" to qualify for UDAG funds now reserved for distressed cities.

A.\* Results : change not approved - HUD to study implications.

6. The League strongly opposed the cut in HUD funding for subsidized housing. The cut in the FY 1980 budget reduces the number of Section 8 assisted housing units which could be provided from 333,400 to 258,000. (League opposes going below 300,000 units.)

\*Indicates action taken or position of the Senate/House Conference Committee.



## THE LEAGUE OF WOMEN VOTERS AND HOUSING

### At the State Level

**Housing Position:** (1) to increase the supply of safe, decent housing for all Californians (2) to work for State provision of financial assistance to encourage housing construction and rehabilitation.

#### **Legislative Activities (1978-79)**

1. Opposed legislation which would make Guidelines in the General Plan's Housing element advisory Only (see discussion of Fair Share Housing)

Results - Bill was defeated in Committee (AB-1843)

#### 2. Important Housing Legislation

(1) The State League is supporting legislation to establish an advisory service in the Department of Housing and Community Development.

(2) Is opposing legislation which would weaken the Coastal Act by permitting a local housing element not subject to change by the Coastal Commission.

(3) Supports a constitutional amendment to Article XXXIV. of the constitution which would ease the requirement for a referendum to approve public funded housing. Continued support.

(4) State League supported legislation which committed \$100 million dollars to be used by local agencies and private developers to provide housing assistance for low and moderate (particularly low) income households. New construction, rehabilitation of and additions to existing construction, rental assistance and homeowner-ship.

Results - Legislation passed and was signed by the Governor. State League took no action on legislation banning Adults-Only housing.

Results- failed to get out of committee by 1 vote.

### At the Local Level

#### **Support Positions**

(1) The application for and use by the City of Pasadena, under the prescribed guidelines, of all available programs and funds to meet the housing needs of and to increase the economic opportunities for low and moderate income persons.

(2) In expenditures of public funds for housing priority should be given to rehabilitation of existing housing in transitional and low-income neighborhoods, and to subsidized rentals for low-income families, the elderly and the handicapped. Subsidized loans should be available to assist rehabilitation and for home purchase or construction. If funds are spent for new construction, the needs of moderate as well as low-income families should be considered.

(3) In expenditures of public funds for increasing economic opportunities for low-income persons, priority should be given to entry-level job creation, job training and child care services.



At the Local Level Support Positions continued

- (4) If funds are spent for neighborhood upgrading and housing related services, priorities should be crime reduction, capital improvements, and home-improvement training.
- (5) A broad housing element in a city's general plan based on study of housing problems and including an action plan for solving them which will achieve a balanced socio-economic community.
- (6) The implementation by our area communities of the State law requiring every city to provide a fair share of low and moderate income housing.

Status of Support Positions

Those persons and agencies with responsibilities for dealing with and solving the housing problems of low and moderate income persons in Pasadena have consistently given support to the same positions as those the League adopted. Their plans for implementing those positions were well thought out. However, the actual accomplishments, the commitment of funds, the construction of new units for and the occupancy of existing units by low and moderate income households has fallen far short of the goals. To date there seems to have been little impact on the critical housing problems of this area. I hasten to add it is not for lack of trying. The road a federal dollar must travel to get from the appropriating agency to the intended beneficiary is a long and arduous one fraught with many pitfalls, many bureaucrats and tons of paper. At every stop it gives up a few pennies so that even if it reaches its final destination very little is left.

The Leagues' position prioritizing the expenditure of public funds for increasing economic opportunities (particular entry level jobs, job training and child care) was also the policy of the responsible local agency. However much delay and controversy were caused by the failure of the City to have an overall economic development program. This problem is being solved and hopefully progress can soon be made.

The Pasadena Area League of Women Voters has monitored the meetings of all agencies which have housing responsibilities. We have participated in workshops and chaired meetings. We have kept our membership informed. Some of us have thought there should be better communication among the agency Boards and have so told them.

There have been 4 controversial issues on which the League could take no action as it had no support position. (Rent regulation, condominium conversion, adults-only housing and inclusionary zoning) They are being studied, discussed and presented to our membership. A consensus will soon be taken and a support position adopted or rejected. A so-called rent control constitutional amendment will be on the June ballot. The League of Women Voters may oppose it on the ground it is not the kind of legislation which should be in the constitution.

Letters have been written, telegrams have been sent to the legislators in support of our local, State and National positions.



# CHARACTERISTICS OF PASADENA'S POPULATION

## Number of people

1970 Census.....	112,951
1975 Census.....	107,936
1978 Estimate .....	108,000
1970-'75 declined.....	-4.4%
1980 Estimate (SCAG).....	112,000
1980 Estimate (HC.D-Pas.).....	108,000 - 109,000

## Number of Households

1970 Census.....	44,653
1975 DOF Census.....	44,279
1978 SCAG Estimate.....	45,593
1975-'80 SCAG projects a	6.4 growth
1978 City Estimate.....	46,743

## Size of Families

1975 DOF Census.....	2.34 persons average
1978 Estimate.....	2.22 persons average

## Age

1975 Census.. 0-18.....	25.2% of population
19-34.....	28.2%
35-64.....	31.5%
over 65.....	15.1%
1970 Mean age.....	33.5
1975 Mean age .....	31.0

## Family Structure

1975-Single Family households....	33.4%
2 persons households.....	34.5%
3-4 persons households.....	23.3%
Over 4 persons households....	8.8%

## Ethnic Percentages

1970 Census--White.....	68.3%
Black.....	16.1%
Spanish-surname.....	11.5%
Other.....	4.1%
1978 Estimate --White.....	60%
Black.....	19%
Spanish surname.....	17%
Other.....	4%

## Ethnic Percentages in School District

1978-79 School Year--White.....	34.4%
Black.....	43.3%
Spanish.....	18%
Other.....	4.3%
1979-80	
White.....	32.0% -4.3%
Black.....	43.6% +0.5%
Spanish.....	19.9% +3.5%
Other.....	4.5% +.2%
1970 to 1980	
White.....	- 21.7%
Black.....	+ 10.8%
Spanish.....	+ 10.7%
Other.....	- .2%



# CHARACTERISTICS OF PASADENA's POPULATION contd.

## Ethnic percentage in Pasadena Unified School District 1979-80 (October 5, 1979 Survey)

	Primary	Elementary	Jr. High	Sr. High	District Wide
Hispanic	27.7 +4%	19.7 +1.4	17.7 +1	14.6 +1.9	19.9 +3.5
Anglo	27.4 -4.1	32.8 -1.31	31.0 -1.8	35.6 -2.1	32.0 -4.3
Black	40.7 +0.2	43.3 -0.2	47.01 +0.8	45.0 +0.5	43.6 +0.5
Other	4.2 +.2	4.2 +.8	4.3 -.2	4.8 -.2	4.5 +.2

## Income

1977 (estimate)

Median Family Income .....\$17,100  
Median Renter Income.....\$10,000  
Median Owner income.....\$18,300

1974 (State census)

19,712 Households had incomes of less than \$9,000 (44.6%)  
6,302 Households had incomes of less than \$3,100 (14.3%)

## Welfare

Estimate of persons participating in Cash Assistance Programs of DPSS.  
(Includes Aid to Families with Dependent Children, General Relief,  
Cuban Refugees and Homemaker/Chore programs.)

## In Pasadena

1974.....9,349 persons  
1977.....14,109 persons an increase of 50.2%  
1979.....18,690 persons an increase of 32%  
Cost (Nov. 1979 FY)....\$2,481,245

## In Los Angeles County

1974.....579,435 persons  
1977.....632,652 persons an increase of 9.4%  
1979.....568,601 a decrease of 7.4%  
Cost (Nov. 1979 FY)..< \$80,266,276

## In California (1979)

725,000 persons received SSI assistance (aged, blind, disabled)  
1.4 million persons received Aid to Families with dependent  
children (AFDC)  
2/3 of the recipients are children of an average age of 7 or younger  
86.2% of the families have less than 4 children  
88% of the families are female headed  
Less than 2 yrs. is the average time aid is received.

## Employment

1970 Census

1,790 white persons were unemployed 62%  
630 black persons were unemployed 26%  
256 spanish surname persons were unemployed. 10%  
48 other persons were unemployed 2%



CHARACTERISTICS OF PASADENA'S POPULATION cont.

Employment

1978 Estimate (Planning Commission)

3,300 persons unemployed

4.6% unemployment rate, (Pasadena Unemployment office 12/78)

1980 Estimate Pasadena Department of Employment 1/1/80

7,500 persons unemployed (on population figure 12,400)

62% of Population

43% of unemployment in Impacted Area (O.E.D.P. estimate)

1975 Polk Survey

18% of the heads of households were unemployed.

29% of the formerly employed have retired.

47% of the heads of households (the retired and unemployed) are not working.

1974 Survey

32.2% of the employees were in the professional/technical class.

24.5% were in the clerical class.

1976 Survey - estimate

79% of the office employees lived outside of Pasadena.

69% of the retail employees lived outside of Pasadena.

50% of Pasadena employees commute to work.

1980 Estimate

Increase of 10,000 jobs (If 1/4 of these employees lived in Pasadena an increase of 2,500 housing units would be required)

HOUSING IN PASADENA

Number of units - Housing stock

1978 Estimate H.C.D. of Pasadena

Total Number.....48,114

Single family.....25,515 (53%)

Multiple family.....22,599 (47%)

Owner occupied.....21,500 (45.9%)

Renter occupied.....25,300 (54.1%)

Average Age -- 44 years in 1975

1980-Estimate by SCAG

Substandard suitable for rehabilitation .....3,479

Substandard not worth rehabilitation.....3,155

Substandard Houses.....Total 6,634 (13.9%)

Sound Houses.....41,107 (86.1%)

Size

1975

40% had two bedrooms or less.

3.6% was the median number of rooms.

Cost

1. Average Sale prices on houses sold in Pasadena (6/78 to 12/78) was \$77,060 an increase of 89.5% in 3 years.



HOUSING IN PASADENA cont.

2. Cost of construction went up 52.4% in L.A. County 1974-78
  3. Cost of construction went up in Pasadena from \$22 per square foot to \$32 (78-79)
  4. Nationwide (Quote from NAR Chief Donald Hovde.)  
1969-1979  
Housing prices have risen 124%  
Family income has gone up 83%  
Consumer price index up 77%  
Rents 55%
  5. Median rent in Pasadena is lowest in area (Planning Commission)  
Estimate \$450-\$500 per month is average for a three bedroom unit. ('80)
- Reasons for high cost of construction in California:
- a. More and stricter building regulations.
  - b. Strict environmental controls.
  - c. Skyrocketing land costs.
  - d. Increased building fees since Prop. 13.
  - e. Californians pay a higher percentage of income for housing.

**Mobility - DOF Census**

- 1975
1. 25.1% of the owner occupants remained in same house 5 years or more.
  2. 9.1% of renter occupants remained put for 5 years or more.
  3. In an 18 month period (1973-75) the turn over rate in 7 census tracts was 60% or more.

**Density - 1970 Census**

There were 3.4 dwelling units and 8.1 persons per gross acre.

**New Construction and Demolition**

1. 1970-75 4,853 new housing units were built.  
2,645 housing units were demolished.
2. 1975-78 1029 new housing units were built  
433 Singles  
596 Multiples  
291 Single units were demolished - no multiples  
731 Additional units in 3 years.

Vacancy rate (estimate) Owners 0.8 renters 2.5 overall 1.7

**LOAN PROGRAMS AND HOUSING -RELATED PROGRAMS WHICH ARE PUBLICLY FUNDED OR PUBLICLY/PRIVATELY FUNDED**

Pasadena Loan Program (PLP) This is a low interest loan program to finance rehabilitation by a homeowner or investor. The City (CDBG funds) can finance the whole loan or just a percentage of it, in which event the balance is put up by a lending institution, (2). The borrower pays a low interest rate depending on his income to debt ratio. The program started in July 1977; 101 loans were approved the first year. 65 loans July 78-Jan. 1, 1979 134 loans Jan. 79 to Jan. 80.

California Housing Finance Agency (CHFA) - This agency makes State money available for several programs. It acts as one of the lenders under the Pasadena Loan program. The City also has an agreement with CHFA to provide (1) mortgage purchase loans, (2) refinancing of existing mortgages with rehabilitation and (3) home purchase loans with rehabilitation loans in one mortgage. This program is to assist low and moderate income persons. Bond Sales support the program, which started Jan. 15, 1978. 86 properties received mortgage assistance. Jan. 79. 61 Loans Jan. 79 - July 1, 1979



## LOAN PROGRAMS AND HOUSING cont.

State Funds under A.B. 333 - Legislation recently passed by State Legislature makes \$100 million dollars available to local agencies and developers, to provide financial assistance for low and moderate income households (particularly low) for new construction, rehabilitation of and additions to existing construction, rental assistance and homeownership. (under study by City staff to determine possibilities for Pasadena.)

Section 8 New Construction and Substantial Rehabilitation - A federally funded program making loans to provide housing for low and moderate income persons. HUD deals directly with the borrower and uses the program in conjunction with its Sec. 8 subsidized rental program, guaranteeing to the developer rental income. Approval is based on the inadequacy of the existing housing supply. Pasadena plans to use this relatively new program to provide housing for its large family units as set forth in the Fifth Year Housing Assistance Plan. Critics say this program will be so prohibitively expensive it will not last long.

Section 312 Program - A federally funded program which provides low interest loans for homeowners and investors to rehabilitate homes or rental properties and bring them up to code. City administers the programs which started in March, 1976. 72 loans had been made by Jan. 1978. There were no funds available from March '76 to Jan. '78. 7 loans (July '78 - '79 FY \$106,000.)

Neighborhood Housing Services (NHS) - This agency has been operating for a short time only. Its purpose is neighborhood revitalization. It was sponsored in this community as a joint venture by HUD and the Federal Home Loan Bank. Its unique feature is a revolving fund procured from many sources and administered by a Board on which is represented, the City, the neighborhood residents and lenders. It is set up to finance home improvements for homeowners who could not otherwise qualify for loans. It provides counselling and planning to those able to procure loans from other sources. Between September 1979 and January 1980, 50 clients were helped. One loan has been made, another is being considered.

Maintenance Assistance Services to Homeowners (MASH) - This program provides house painting and yard maintenance to elderly homeowners or handicapped who have an income of less than \$7500 per year. Youths (14-18) under CETA program do the work. Started December 1977. In one year, 40 homes were painted, 80 yards maintained. 200 applications were received. From January 1979 to July 1979, 54 houses painted and 51 yards were cleaned.

Technical Assistance Program (TAP) - A CDBG funded program just being implemented. Provides homeowner with on-site assistance on maintenance, a tool lending operation for the do-it-yourselfer, apprentices (CETA funding) trained under contractors who provide on-site assistance.

### Villa-Parke Rehabilitation

From July 1978 through June 1979, 12 loans were approved for a total of \$2,761,130.

Community Block Grant Funds (CDBG) - These federal funds, in the amount of approximately 3 million a year, are used in various capacities (planning, seed money, administrative cost) and in combination with other funding.



(CDBG) contd.

Millions of dollars are generated by these from the public and private sector. Administered by R.A.C.

Urban Homesteading - Under this program, HUD transfers repossessed housing units to local government which turns them over to private purchasers under an agreement to rehabilitate the property and live in it as a home for three years. This program has not been used to any great extent in California.

The Veterans Administration (VA) - The California Veterans Administration, the FMHA, and several other governmental departments have mortgage assistance programs which make money available for the purchase, construction, or rehabilitation of housing at lower than conventional interest rates. Many of them have been successfully operated for many years but are designed for moderate income families.

Flexible Loan Programs - Federally-chartered lending agencies are allowed to make loans which are repayable on a graduated scale. This program is designed to be of special benefit to younger home-buyers as it permits lower payments during the first few years and an increase later, as earning ability rises.

Supplemental Social Security Income (SSI) - Funds from both State and Federal sources support this income-supplementing program which is administered by the Social Security Administration. It offers financial assistance to low income elderly (65 or older), the blind and the handicapped. To be eligible, a single person cannot have personal resources over \$1,500.00, a couple over \$2,250.00. However the applicant can own a home of any value and a car and certain personal property of "reasonable value".

The maximum amount which a single person can be paid is \$356.00 per month, a couple \$660.00. Blind people can be paid more, there are allowances for special circumstances (moving, disaster, house repairs etc.). Payments are made directly to the person unless other arrangements are made.

Deferred Loan Program - This program is funded by the City (CDBG funds) and administered by it: for low and moderate income families with a high debt to income ratio; rehabilitation program to correct code and health and safety violation. Borrower pays no interest; city receives its money back when title changes (usually on the sale of the property).



# HOUSING ASSISTANCE PLANS IN PASADENA AND ADJACENT CITIES

Pasadena's Housing Assistance Plan is a requirement for participation in the Federally Funded Community Block Grant program (CDBG). It must be prepared annually and is based on the City's assisted housing needs as determined by the Southern California Association of Governments (SCAG).

SCAG's current assessment of the Housing Assistance Needs of Pasadena are:

1107 owner households need assistance

5601 renter households need assistance

\*193 expected-to-reside households need assistance (Fair Share)

6901 households need assistance, if Pasadena meets 100% of its needs

\*Expected to reside are those who have or are expected to have employment in Pasadena and for whom there is no affordable housing.

A breakdown of the figures above shows:

2801 are elderly or handicapped

3117 are small family households (4 or less persons)

518 are large family households (5 or more persons)

2112 are minority households

2926 are female-headed households

The goals of Pasadena's Housing Assistance plans and the performance record and achievement of goals, depends on many variables over which the City has little or no control. A 50% achievement record is about what is expected. However, so far the record falls far short of that.

## Goals and Achievements ('76-'77-'78)

A. In 1976, the City presented and HUD approved HAP goals which, over 3 years, were to address housing needs of low and moderate income persons residing within the City. The renter goals were 554 units, represented 9% of the total rental need (6047 households); the owner goals of 1020 units represented 81% of the owner need for lower income housing (1254 households)

The three year Goals (1976-77-78) and the assisted units provided through January 1979 are as follows:

Renter	Goal	Achieve	% of Goal
Elderly/Handicapped	331	214	65%
Family	212	58	27%
Large Family	11	25	227%
Total	554	297	
Owners			
Elderly/Handicapped	288	11	4%
Family	527	85	16%
Large Family	205	26	13%
	1020	122	

Total goals.....1574 units Total Achievement 419 units

B. The Goals for FY 1979-80 (July 1 to June 30)

Renter - 246 units (50 Elderly/Handicapped) (175 Family) (21 Large Family)  
Owner - 44 units (26 Elderly/Handicapped) (13 Family) (5 Large Family)

B. Goals for FY 1979-80 cont.

The performance record to date indicates that the assistance to homeowners, particularly rehab, will exceed the goals. However it appears the assistance to renters will fall short.

C. The Goals for 1980 to 1983 low and moderate Income Assistance Goals (3year) (the fiscal year runs from June 30 to July 1)

	Total	Elderly	Family	Large Family
New Rental Units	198	50	125	23
Impro. Rental Units	357	120	212	25
Existing Rental Units	121	38	68	15
Impro. Asst. to Homeowners	127	78	34	15
New Owner Units	29		29	
Total	832	286	468	78

D. SCAG'S assesment of Housing needs for adjacent cities:

1. San Marino,

5 owner households need assistance

812 Renters (includes 661 "expected to reside" or San Marinos "Fair Share")

817 is the adjusted need

2. Sierra Madre

97 owner households need assistance

816 renters (includes 171 "expected to reside" Sierra Madres "Fair Share")

913 is the adjusted need

Assisted Housing in adjacent Cities:

San Marino, La Canada-Flintridge, Sierra Madre, Alhambra, Rosemead, and San Gabriel had no subsidized units in May 1977.

Altaadena had 99 units; Arcadia had 36 units; South Pasadena had 54 units. Pasadena supplies more than 60% of the assisted housing in the San Gabriel Valley. According to 1970 census figures, Pasadena's percentage of low income families (below \$10,000) was 45.9%. Los Angeles County percentage was 43.2%.

LEGAL STATUS OF THE FAIR SHARE HOUSING ELEMENT IN CALIFORNIA  
(Confused)

Legislative Counsel Opinion - June 22, 1977

Question: Does the Department of Housing and Community Development have the authority to adopt housing element guidelines as binding regulations?

Opinion: The Department of Housing and Community Development has the authority to adopt housing element guidelines as regulations. However, the guidelines are advisory only to each city and county, in order to provide assistance in preparing and maintaining their respective general plans.

However a full reading of the opinion seems to qualify the positive statement set forth above. It is mandatory that the housing element in the General Plan make adequate provision for the housing needs of all economic segments of the community.



## Legal Status of Fair Share cont.

The guidelines provide that this requirement shall be interpreted to mean that a city in assessing its needs, shall include the region surrounding the city. The Legislative Counsel states that in his opinion, the general plan of a city does not have to be amended to conform to any change in guidelines, however a failure to conform to this guideline may be evidence that the General Plan doesn't make provision for all economic segments of the community. A suit could be brought by a resident of the city to compel the city by Writ of Mandate to make adequate provision as required.

### The position of the Department of Housing and Community Development

The Department construes the guidelines as being binding in nature as does the Southern California Associations of Government. SCAG construes the guidelines as requiring a city to make adequate housing provision for those "Expected to reside" in the community. This term is used to describe those persons who are employed or expected to be employed in a community and for whom there is no affordable housing. The number of housing units needed by these persons represent the city's fair share of housing for low and moderate income persons as determined by SCAG.

Conclusion: The legal status of so called Fair Share Housing is confused and will remain so until decided and hopefully clarified by the courts. This is clearly an area where values are in conflict. Still confused January, 1980.

# ASSISTED HOUSING IN PASADENA

This is a simplistic and incomplete report on a very complicated subject. The statistics keep changing as situations, regulations and programs change. They also differ depending on the source. However, they do give a pretty accurate picture of assisted housing in Pasadena at this time.

## A. Administered by the Local Housing Authority.

1. Section 23 - A subsidized rental program for low and moderate income families, the elderly and handicapped. The tenant pays 35% (15% for large family) of his adjusted gross income for rent which cannot exceed the fair market rent set by HUD. The Federal government pays the balance. This program is being replaced by Sec. 8 as under Sec. 23 the local authority dealt directly with the landlord, assuming many of his responsibilities. This proved expensive and impractical. In Pasadena:

86 Sec. 23 household units remain  
24 for the elderly or handicapped  
62 for families

2. Sec. 8 - A subsidized rental program with the same eligibility requirements and the same subsidy provisions as Sec. 23. However, the Housing Authority deals directly with the tenant who finds his own unit. The program was designed to permit the integration of low income households with those of higher income. (However, 90% of subsidized housing in Pasadena is in an impacted area.) The market rate rents allowed by HUD are:

1 Bedroom.....\$225  
2 Bedroom.....\$275  
3 Bedroom.....\$345  
4 Bedroom.....\$400  
Maximum.....\$440

In Pasadena there are:

426 Sec. 8 household units  
228 for the elderly and handicapped  
198 for families (90% are single parent)  
24 are outside the impacted area

2% is the annual turnover rate (once in, they stay)

The ethnic breakdown for Sec. 8 and 23 is:

318 Blacks  
129 white  
57 Spanish surname  
7 Other minority

The average subsidy is \$217.00 per month

3. In Pasadena there is a total of 512 occupied Sec. 23 and Sec. 8 units. HUD has allocated 577 units for Pasadena. The number of participation certificates (a hunting license for home-seekers) constantly changes - presently 85.

4. A program has been developed for transferable Sec. 8 certificates which can be used by all Housing Authorities in Southern California. Pasadena authorities have placed 9 low income families elsewhere who could not find housing in this community.



**Assisted Housing cont.**

5. Availability of Assisted Housing in Pasadena  
 1979 - 246 participation certificates were issued  
 121 households found suitable housing (50% unsuccessful)
  - a. HUD's available funds for Sec. 8 rentals were drastically cut. Pasadena has not been.
  - b. 45 days is the average time for the elderly, handicapped or small families to find housing (much easier for elderly)
  - c. 90 Days (if ever) is the average time for large families to find housing that is almost unavailable.

1979-80 - 577 Sec. 8 and Sec. 23 occupied units is the goal.

6. A HUD report on Sec. 8 existing housing program in U.S found the program is serving the very poor households resulting in huge government costs:
  - 82% of the recipients have an average income of about \$3,000.
  - 75% derive income solely from welfare or benefits.
  - 1/2 households have members who are elderly, handicapped or disabled.
  - 1/3 are from minority groups.
  - 3/4 are female-headed households.

**B. Federally Assisted - Privately Developed Housing**

Sec. 202, 236, 221 (d) (3) - (used in combination with Sec. 8 rental assistance program)

The Federal Government devised several programs to induce private developers to build rental housing for low and moderate income families and the elderly. Pasadena developers used those listed above taking advantage of low interest rates, insured loans, etc. These benefits were to be passed on to the tenant in the form of reduced rents. However, inflation, the high cost of construction and maintenance caused some of these projects to become fiscally unsound and in order to keep them operable, rent supplements (Sec. 8) were and are made available to some of the developments.

**Privately Developed Projects -**

**For the Elderly**

885 household units  
 654 receiving rent supplement

**For the Families:**

621 household units  
 268 receiving rent supplement

**Total**

1506 household units  
 922 receiving rent supplement

The Total Inventory of Assisted Housing in Pasadena is - Jan. 1979-

For the Elderly	1157
For Families	926
<b>Total</b>	<b>2083</b>

This is approximately 20% of the need.



C. Residential Relocation Benefits cont.

- (3) A renter who must pay an increased rent for a standard comparable house may receive up to \$4,000 over a 4 year period to meet the added expense. To give a simple example: if a person was paying \$100 permonth rent and was moved into a comparable unit where his rent is \$150 per month, over a 4 year period that would amount to an increase of \$2400. He would receive this amount over a period of 4 years. However he can elect to receive it all at once and has complete discretion as to what he will do with the money. There is considerable criticism of this policy and it is estimated that at lease 12 to 15% of the recipients have spent the money and are on welfare within a year.
- (4) If a displaced person leaves the community of the State, the redevelopment agency in the community to which he moves acts as the agent for the Pasadena agency and administres the program.

D. Right of appeal by dissatisfied displaced persons:

First to the PRA director

Then to the Pasadena Relocation Appeals Board.

Then to the Agency Board of PRA.

Then (if Federal funds are involved) to the local representative, of HUD.

Then to the Courts (if litagation is necessary)

Persuasion and compromise are all that has been necessary to date. Only two appeals have been taken. In one case the decision went against the Agency, the other was decided in favor of the Agency. Litigation is still possible. This appears to be an excellent performance record.

E. Present Relocation Problems

- (1) Rents have gone up to the point where the \$4,000 for 4 years allowance, which amounts to approximately \$83,00 per month, will not take care of the increased cast of the displaced renter. Satisfactory housing for low income families is practically non-existant. There is political pressure to increase this amount.
- (2) At present, it has been necessary with some very low income persons to provide an additional supplement to make up for the increase. This is accomplished by providing subsidized housing for the displaced people.

IV. Some Relocation Statistics

- (1) As of June 1979, the PRA had relocated 985 households. Statistics are available on 891 of those households.
  - a. 184 were homeowners;
    - (1) 156 (85%) purchased new homes
    - (2) 93 (60%) stayed in Pasadena



## HOUSING AND RELOCATION OF THE PRA, (PASADENA REDEVELOPMENT AGENCY)

### I. Legal Provisions governing relocation

- A. At the Federal Level HUD, the federal agency administers Public Law 91-646, determines the rules and regulations and sets the guidelines.
- B. At the local level, where Federal funds are not involved, the State Laws set forth in the Health and Safety Code Chapter 16(7260) prevail

### II. The Housing Record of the PRA

#### A. Completed housing

1. 2410 housing units have been built
2. 31 housing units built by PRA have been demolished
3. 623 units were built for low and moderate income households
4. 175 units were built for moderate income households

#### B. Pending projects

134 Mkt rate condos, (Cordova Park Villa) Construction about to start

114 Condo Units (Villa Parke - Marengo development, held up by litigation)

25 for low income families

34 for moderate income families

56 Market rate condos

31 Rental units for low income households, part of Villa Parke Marengo development. Held up by litigation.

### III. Public Assistance available to displaced persons in Pasadena.

- A. Background in Pasadena; 3560 households were displaced by freeway building between 1963 and 1971. Very little public assistance was given beyond paying for the actual moving expenses.

#### B. Present Situation

1. In the early planning stage a study is made and the number to be displaced and their specific needs are determined.
2. Needs are then matched with resources. Comparable housing in standard housing must be made available for each family.
3. Information centers are established, counseling is offered, assistance in finding and financing a satisfactory new place to live is available.

#### C. Residential Relocation Benefits

##### 1. Costs paid by the PRA.

a. Moving costs.

b. Increased costs for replacement.

(1) A homeowner who is moved to another home which he wishes to own may receive up to \$15,000 if that is the increased cost of relocating him in a home comparable to the one from which he was moved.

(2) A renter who wishes to become a homeowner may receive up to \$4,000. He may use \$2,000 as a down payment on a house and if he puts up \$2,000, PRA will add the other \$2,000.



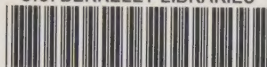
IV. Some Relocation Statistics cont.

- b. 707 were renters
  - (1) 94 (13%) became homeowners, 61 remained in Pasadena
  - (2) 474 (67%) families stayed in Pasadena
- c. Of the 891 families moved:
  - (1) 644 (72%) remained in Pasadena
  - (2) 114 (13%) moved to adjacent cities
  - (3) 101 (11%) moved to other Southern cities
  - (4) Only 32 went very far away (4%)
- d. Priority in subsidized housing is given to displaced persons

2. Villa Parke - Relocation for proposed condominiums

- a. 35. families have been relocated
  - 28 remained in Pasadena
  - 3 moved to adjacent cities
  - 3 stayed in California
  - 1 moved elsewhere





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h. 507 were reported

(1) 507 (1950) became permanent, 51 remained in Pasadena

(2) 507 (1951) remained in Pasadena

(3) 507 (1952) moved to other locations

(4) 507 (1953) moved to other locations

(5) 507 (1954) moved to other locations

(6) 507 (1955) moved to other locations

(7) 507 (1956) moved to other locations

(8) 507 (1957) moved to other locations

(9) 507 (1958) moved to other locations

(10) 507 (1959) moved to other locations

(11) 507 (1960) moved to other locations

(12) 507 (1961) moved to other locations

(13) 507 (1962) moved to other locations

(14) 507 (1963) moved to other locations

(15) 507 (1964) moved to other locations

(16) 507 (1965) moved to other locations

(17) 507 (1966) moved to other locations

(18) 507 (1967) moved to other locations

(19) 507 (1968) moved to other locations

(20) 507 (1969) moved to other locations

(21) 507 (1970) moved to other locations

(22) 507 (1971) moved to other locations

(23) 507 (1972) moved to other locations

(24) 507 (1973) moved to other locations

(25) 507 (1974) moved to other locations

(26) 507 (1975) moved to other locations

(27) 507 (1976) moved to other locations

(28) 507 (1977) moved to other locations

(29) 507 (1978) moved to other locations

(30) 507 (1979) moved to other locations